

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON DECEMBER 20, 2006
(Approved January 17, 2007)

The Planning Commission held their monthly meeting on Wednesday, December 20, 2006. Present for the meeting were Harold Kulp, Roy Kolb, Walter Woessner, Lance Parson, and Kathryn Alexis.

Mr. Kulp called the meeting to order at 7:00 p.m. and the pledge was recited.

CITIZENS COMMENTS

There was no public comment.

1. MINUTES

Mr. Woessner moved to approve the second draft of the minutes of the November 15, 2006 monthly meeting as presented. Mr. Kolb seconded the motion. The motion carried with a 5-0-0 vote.

2. NEUMAN SUBDIVISION

Mr. Stephen Kalis, counsel for the applicant, was present.

There was a discussion regarding the proposed realigned roadway in accordance with the applicant's counsel's letter dated December 12, 2006. Mr. Woessner made a suggestion that the shift the road seven feet to avoid the need for zoning relief.

Mr. Kalis noted concerns of the sketch plan approval stalling if zoning relief is necessary and the Planning Commission was agreeable to the plan approval process continue if zoning relief is necessary.

3. HIDDEN ACRE ESTATES

Mr. Ross Unruh, counsel for the applicant, and Mr. Anthony Hibbeln of Hibbeln Engineering, were present.

There was a review of Hidden Acre Estates preliminary plan last revised November 27, 2006 in accordance with Township Engineer letter dated December 5, 2006, Traffic Engineer letter dated December 12, 2006 and Township Planner letter dated December 12, 2006.

The applicant provided a letter stating that all comments in the consultant letters will be complied with. Mr. Woessner noted that trees are not allowed to be located in the easements. Mr. Woessner noted the cul-de-sac bulb should be at the edge of the property and the Township Engineer noted that it is not a requirement but the Board of Supervisors may request it. Mr. Woessner noted that sidewalks should be included in the construction sequence.

Mrs. Alexis noted that as the plantings appear on the plans the plants will not survive. It was suggested the plant arrangements be changed.

4. TELVIL HALL

There was not representation present for Telvil Hall.

There was a review of Telvil Hall preliminary plan last revised October 20, 2006 in accordance with Township Engineer letter dated December 6, 2006, Traffic Engineer letter dated December 12, 2006 and Township Planner letter dated December 7, 2006.

There were several plan comments made and they are as follows:

- There are no street trees shown.
- There appears to be inadequate driveway spacing between the Lots N2 and N3 driveways, and between the Lots S3 and S4 driveways.
- The structures and facilities on the lot to the east of the tract (Rambo property) are not shown. There may be an historic resource on this property.
- The Lot N1 basin discharge pipe should be extended as close as possible to the stream, and should be provided with an energy dissipating endwall and riprap apron.
- The Lot N1 basin spillway should be reoriented such that overflow will not go in a direct path onto the adjacent property as it would in its current configuration.
- Where will the overflow from the Lot S4 basin spillway go? Will it flood Creamery Road?
- Since the previous submission, catch basins CB 10A and CB 10B have been added to the plan. CB 10B is located outside of the legal right-of-way on private property, and should be relocated accordingly. I would suggest that the engineer should describe this connection in the next response letter, and show this clearly on the plans. On several of the plan sheets, it looks like CB 10A and 10B are not connected to anything.
- An access easement is needed for the Lot N1 stormwater basin. This easement will need to be deducted from gross lot area. The Zoning Requirements Chart (General Note 13 on Sheet 1) should be revised accordingly.
- In the Lot S4 driveway profile on Sheet 16, the first segment from the roadway is shown at 9.7%, which appears to be a typo.
- It appears that a sight distance easement is needed for Lot S3, as the clear sight distance line lies outside of the ultimate right-of-way.
- In the Sight Distance Profile of Driveway S1 on Sheet 29, it appears that a hump is being built into Ellis Woods Road. This should be clarified and coordinated with the Township Traffic Engineer.
- The open space area appears to be a swamp.

The Township Engineer is to revisit all stormwater and spillways. The Township Engineer is to notify the applicant of the points discussed this evening.

ADJOURNMENT

The next monthly meeting is scheduled for January 17, 2007. Mrs. Alexis moved to adjourn the monthly meeting at 8:45 p.m. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco
Secretary